

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JANUARY 20, 2004**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, January 20, 2004, commencing at 7:00 a.m.

A. ROLL CALL

Present: Council Members – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

Absent: Council Members – None

Also Present: City Manager Flynn and City Clerk Blackston

B. CITY COUNCIL CALENDAR UPDATE

City Clerk Blackston reviewed the weekly calendar (filed).

C. TOPIC(S)

C-1 "Sidewalk Policies"

Public Works Director Prima explained that the City's sidewalk policy is intended to clarify responsibilities for repair and replacement of sidewalks, which are shared between the City and property owners. Staff recommends updating the policy to include these issues:

Orders to Repair

Recent practice has been to order repairs to be made by a property owner when a liability claim is filed with the City, regardless of the criteria. Mr. Prima explained that when a claim is filed against the City and there is a verified offset in the sidewalk, staff will make a determination as to whether it is the City's responsibility or the property owner's. If it is the property owner's responsibility, a notice is mailed informing them that a lien may be placed on the property if a repair notice is disregarded.

Repeat Temporary Patches

Mr. Prima explained that depending on the nature of the problem, the length of time that sidewalk patches last can vary significantly. He suggested an amendment to the policy specifying that when patches last only a short time, a replacement should be done.

Driveway Repairs

It is proposed to clarify in the policy that driveways are the property owner's responsibility, as they benefit the property owner and not the traveling public. Mr. Prima reported that there are approximately 300 "bridge driveways" in the City, i.e. in older sections a pipe was placed in the gutter with concrete poured over the top. Staff would like to amend the policy specifying that bridge driveways cannot be installed or replaced. If drainage complaints are received, property owners will be required to install a proper driveway.

Repairs as Part of Development Projects

Existing practices include requiring repairs of sidewalks as part of development projects. Developers are required to reconstruct damaged curb, gutter, and sidewalk along a project's frontage.

New Sidewalks

In 1999, Council directed staff to begin a program of installing sidewalk in locations where it was missing; mainly "gaps" at individual lots. Mr. Prima stated that he did not believe it was the City's intent to put in new sidewalks wherever there were gaps. Clarification in the policy is also needed regarding circumstances in which the City would require installation of sidewalk as a condition of obtaining a building permit. Staff suggests that where the property owner has the obligation to install sidewalk at an existing residence, the cost be split 50/50 with the City.

Council Member Howard recalled recent issues surrounding Kristmont Acres, in which many property owners were opposed to putting in sidewalks. She suggested that exemption language be added for that particular area.

Mr. Prima preferred that Council make a determination on a case by case basis so that there can be some flexibility and it does not bind the City into putting in sidewalks and/or streetlights in these instances.

In reply to Council Member Hitchcock, Mr. Prima pointed out that he addressed the matter of funding through Measure K sales tax under section C of the proposed new sidewalk installation policy.

Council Member Hitchcock reminded Mr. Prima that there were two property owners on Park Street that wished to have sidewalks installed using Measure K funding.

In answer to Mayor Hansen, Mr. Prima reported that when the last survey was conducted in 2000, it showed that there were over 3,000 areas where there were defects in the sidewalk of more than three quarters of an inch. He estimated that it would cost \$2 million to repair all the sidewalks in the City and noted that, due to street trees, it is an ongoing problem. Sidewalk surveys are conducted every five years and the worst areas are repaired first. The City spends over \$250,000 annually on sidewalks.

D. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 7:38 a.m.

ATTEST:

Susan J. Blackston
City Clerk